

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/5 James Street Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Dromana

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2/8 Francis Street Dromana VIC 3936 | \$564,000 | 12-Dec-20 |
| 2/33 Heales Street Dromana VIC 3936 | \$626,000 | 06-Mar-21 |
|                                     |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 May 2021



**2/8 Francis Street Dromana VIC 3936**

 2  2  1

Sold Price

**\$564,000**

Sold Date

**12-Dec-20**

Distance

**0.43km**



**2/33 Heales Street Dromana VIC 3936**

 2  1  1

Sold Price

<sup>RS</sup> **\$626,000**

Sold Date

**06-Mar-21**

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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